

142.A

0003

0076.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

606,000 / 606,000

USE VALUE:

606,000 / 606,000

ASSESSED:

606,000 / 606,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
76		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #: 76

Owner 1: PALEY MARAH CLAIRE

Owner 2:

Owner 3:

Street 1: 76 NEWPORT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DUPEY NICHOLAS JAMES -

Owner 2: BURKE ALISON L -

Street 1: 76 NEWPORT ST UNIT 76

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Aluminum Exterior and 1618 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7644										G6	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	603,700	2,300		606,000		261071
							GIS Ref
							GIS Ref
							Insp Date
							09/17/18

PREVIOUS ASSESSMENT

Parcel ID	142.A-0003-0076.0	Date								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	594,300	2300	.		596,600	596,600	Year End Roll	12/18/2019
2019	102	FV	535,200	2300	.		537,500	537,500	Year End Roll	1/3/2019
2018	102	FV	472,300	2300	.		474,600	474,600	Year End Roll	12/20/2017
2017	102	FV	429,700	2300	.		432,000	432,000	Year End Roll	1/3/2017
2016	102	FV	365,300	2300	.		367,600	367,600	Year End	1/4/2016
2015	102	FV	336,900	2300	.		339,200	339,200	Year End Roll	12/11/2014
2014	102	FV	321,200	2300	.		323,500	323,500	Year End Roll	12/16/2013
2013	102	FV	321,200	2300	.		323,500	323,500		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUPEY NICHOLAS	75480-595	2	8/28/2020		624,000	No	No		
CHEN PHILIP B,	67519-297		6/28/2016		550,000	No	No		
WHITNEY MARK/ET	44175-195		11/26/2004		342,000	No	No		

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
9/3/2015	1281	New Wind	7,000						9/15/2020	SQ Returned	JO	Jenny O							
7/23/2010	875	Manual	1,000					DROPPED CEILING	9/9/2020	SQ Mailed	MM	Mary M							
									9/17/2018	Measured	DGM	D Mann							
									11/23/2015	Permit Insp	PC	PHIL C							
									5/16/2005	External Ins	BR	B Rossignol							

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH														
Type: 99 - Condo Conv	Full Bath: 1	Rating: Good	A Bath:	Rating:																			
Sty Ht: 1 - 1 Story	3/4 Bath:	Rating:	A 3QBth:	Rating:																			
(Liv) Units: 1 Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																			
Foundation: 2 - Conc. Block	OthrFix:	Rating:																					
Frame: 1 - Wood	OTHER FEATURES			RESIDENTIAL GRID																			
Prime Wall: 3 - Aluminum	Kits: 1	Rating: Good	1st Res Grid	Desc: Line 1	# Units: 1																		
Sec Wall:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																			
Roof Struct: 2 - Hip	Frl:	Rating:	Other																				
Roof Cover: 1 - Asphalt Shgl	WSFlue:	Rating:	Upper																				
Color: TAN	CONDOS INFORMATION			Lvl 2																			
View / Desir:				Lvl 1																			
GENERAL INFORMATION						Lower																	
Grade: C+ - Average (+)				Totals	RMS: 7	BRs: 2	Baths: 1	HB															
Year Blt: 1924	Eff Yr Blt:	Location:			REMODELING			RES BREAKDOWN															
Alt LUC:	Alt %:	Total Units:			Exterior:	Interior:	Additions:	No Unit	RMS	BRs	FL												
Jurisdct: G12	Fact: .	Floor: 1 - 1st Floor			Kitchen:	Baths:	Plumbing:	1	7	2													
Const Mod:	% Own: 46.400001526			Electric:	Heating:	General:																	
Lump Sum Adj:	Name:			Override:			Total:	18.6	Totals			1	7	2									
INTERIOR INFORMATION			DEPRECIATION			CALC SUMMARY			COMPARABLE SALES			SUB AREA											
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Basic \$ / SQ: 295.00	Rate	Parcel ID	Typ	Date	Sale Price														
Prim Int Wall: 2 - Plaster	Functional:		%	Size Adj.: 1.29894924																			
Sec Int Wall:	Economic:		%	Const Adj.: 0.98980200																			
Partition: T - Typical	Special:		%	Adj \$ / SQ: 379.282																			
Prim Floors: 3 - Hardwood	Override:		%	Other Features: 60500																			
Sec Floors:	Total: 18.6 %			Grade Factor: 1.10																			
Bsmnt Flr: 12 - Concrete				NBHD Inf: 1.00000000																			
Subfloor:				NBHD Mod:																			
Bsmnt Gar:				LUC Factor: 1.00																			
Electric: 3 - Typical				Adj Total: 741597																			
Insulation: 2 - Typical				Depreciation: 137937																			
Int vs Ext: S				Depreciated Total: 603660																			
Heat Fuel: 1 - Oil				WtAv\$/SQ:	AvRate:	Ind.Val:																	
Heat Type: 5 - Steam				Juris. Factor: 1.00	Before Depr: 417.21																		
# Heat Sys: 1				Special Features: 0	Val/Su Net: 373.11																		
% Heated: 100	% AC:			Final Total: 603700	Val/Su SzAd: 373.11																		
Solar HW: NO	Central Vac:	NO																					
% Com Wall	% Sprinkled:																						
MOBILE HOME			Make:	Model:	Serial #:										Year:	Color:							
SPEC FEATURES/YARD ITEMS																		PARCEL ID			142.A-0003-0076.0		



AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

FEATURES/TARD ITEMS										PARCEL ID: 142K 0000 0070.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X9	A	GD	1960	40.00	T	30	102			2,300			2,300

PARCEL ID 142.A-0003-0076.0

142.7.0.0000 0070.0

More N

Total Yard Items: 2300

Total Special Features:

Total: 230